

AMENDING OFFICIAL ZONING MAP

**EAST SIDE OF CHURCH STREET OPPOSITE THE INTERSECTION WITH
BERRYMAN STREET**

**BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF
GREENSBORO:**

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-9 Residential Single Family to Conditional District – Limited Business (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a pointing the eastern right-of-way line of North Church Street, said point being the southwest corner of Guilford County Tax Map 412, Block 2, Lot 28; thence along the line of said Lot 28 N89°51'E 240.7 feet to a point; thence S05°35'W 105.06 feet to a point; thence N67°58'20"W 77.19 feet to a point; thence S73°36'W 63.46 feet to a point; thence N55°15'W 62.90 feet to a point in the eastern right-of-way line of North Church Street; thence along said eastern right-of-way line N21°46'W 95.35 feet to the point and place of BEGINNING.

Section 2. That the rezoning of RS-9 Residential Single Family to Conditional District – Limited Business is hereby authorized subject to the following use limitations and conditions:

- 1) All uses permitted in the Limited Business District except convenience stores with fuel pumps and uses requiring drive-thru service.
- 2) No structure shall exceed 2 above ground stories in height.
- 3) Freestanding signage shall be limited to 1 monument sign with a maximum height of 6 feet and maximum size of 50 square feet.
- 4) Maximum of 1 vehicular access point on Church Street.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on July 21, 2006.